

## **Retail Space for Lease**

3302 - 3320 AUSTIN BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918



#### **Overview**

This high visibility retail building is located on Austin Bluffs Parkway between North Union and North Academy. The building is anchored by Batteries Plus and other great retail businesses. Suite 3308 is a former pawn shop and could be converted for most retail tenants. Enjoy great daily car counts and high visibility! Please call for more information and to set up a tour.

Suite #:	Available Space:	Lease Rate:
3308	2,400 SF	\$14.00 - \$18.00 SF/YR (+ \$5.35 NNN)

### **Property Details**



**Lease Rate** \$14.00 - \$18.00 SF/YR (+ \$5.35 NNN)



**Space Available** 2,400 SF



**Zoning** PBC

Rev: April 13, 2023



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Guy Cox C: 719.357.7494 O: 719.630.2277 GCox@HoffLeigh.com **Chris Myers**C: 719.650.4627
O: 719.630.2277
CMyers@HoffLeigh.com



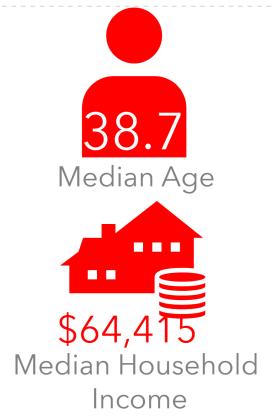
## **Retail Space for Lease**

3302 - 3320 AUSTIN BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918

3302 Austin Bluffs Pkwy, Colorado Springs, Colorado, 80918

## **DEMOGRAPHICS**





## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Austin Bluffs Pkwy	8,100	0.0
Meadowland Blvd	34,200	0.0
Indianpipe Cir	3,100	0.1
Morning Sun Ave	6,500	0.1
Morning Sun Ave	39,000	0.3



Rev: April 13, 2023



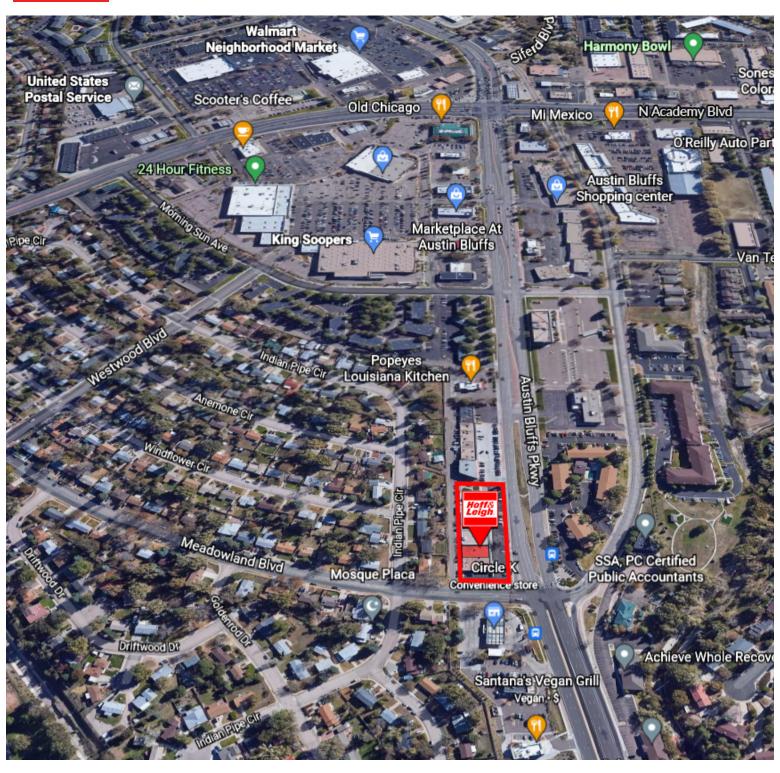
Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information, contained herein **Guy Cox** C: 719.357.7494 O: 719.630.2277 GCox@HoffLeigh.com Chris Myers C: 719.650.4627 O: 719.630.2277 CMyers@HoffLeigh.com



# **Retail Space for Lease**

3302 - 3320 AUSTIN BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918



Rev: April 13, 2023



### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Guy Cox C: 719.357.7494 O: 719.630.2277 GCox@HoffLeigh.com Chris Myers C: 719.650.4627 O: 719.630.2277 CMyers@HoffLeigh.com